

069.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

949,500 / 949,500

949,500 / 949,500

949,500 / 949,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MYSTIC BANK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RYAN M KERRY	
Owner 2:	
Owner 3:	

Street 1: 22 MYSTIC BANK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SHERIFF CHRISTOPHER B/TRS -

Owner 2: SHERIFF IRREVOCABLE LIFE ESTA -

Street 1: 22 MYSTIC BANK

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,198 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1862 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7198		Sq. Ft.	Site		0	70.	1.33	12			View	50					667,740						667,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								44534
								GIS Ref
								GIS Ref
								Insp Date
								03/11/14
								USER DEFINED



Prior Id # 1: 44534
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:

PRINT Date Time
12/10/20 20:47:27
LAST REV Date Time
08/28/15 10:51:03
apro
5970

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,600	0	7,198.	667,700	947,300	947,300	Year End Roll	12/18/2019
2019	101	FV	286,000	0	7,198.	620,000	906,000	906,000	Year End Roll	1/3/2019
2018	101	FV	286,000	0	7,198.	620,000	906,000	906,000	Year End Roll	12/20/2017
2017	101	FV	286,000	0	7,198.	543,700	829,700	829,700	Year End Roll	1/3/2017
2016	101	FV	286,000	0	7,198.	496,000	782,000	782,000	Year End	1/4/2016
2015	101	FV	206,700	0	7,198.	438,800	645,500	645,500	Year End Roll	12/11/2014
2014	101	FV	199,800	0	7,198.	415,000	614,800	614,800	Year End Roll	12/16/2013
2013	101	FV	199,800	0	7,198.	394,900	594,700	594,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHERIFF CHRIST	1444-103		11/1/2013		820,400	No	No		
SHERIFF RUSSEL	1410-75		1/10/2012	Convenience		10	No	No	
SHERIFF CHRIST	1278-111		12/5/2003	Family		1	No	No	
	864-55		7/11/1975		45,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2010	193	Re-Roof	5,000					
7/31/2001	528	Porch	2,000	C				REPAIR REAR PORCH/

ACTIVITY INFORMATION

Date	Result	By	Name
3/11/2014	Meas/Inspect	PC	PHIL C
11/14/2000	Hearing N/C	189	PATRIOT
3/29/2000	Inspected	263	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	19 - Ranch			Full Bath:	1	Rating:	Good	PDAS. GOOD VIEW OF MYSTIC LAKES..										
Sty Ht:	1 - 1 Story			A Bath:		Rating:												
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Average											
Foundation:	1 - Concrete			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:		Rating:												
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:												
Sec Wall:		%		OthrFix:		Rating:												
Roof Struct:	1 - Gable			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good											
Color:	GRAY			A Kits:		Rating:												
View / Desir:				Frpl:	2	Rating:	Average											
GENERAL INFORMATION				WSFlue:		Rating:												
Grade:	C - Average			CONDOS INFORMATION														
Year Blt:	1959	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct:	G15	Fact: .		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31. %		Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall:	1 - Drywall			Functional:		%		Interior:		1	4	2	1					
Sec Int Wall:		%		Economic:		%		Additions:										
Partition:	S - Typical			Special:		%		Kitchen:										
Prim Floors:	3 - Hardwood			Override:		%		Baths:										
Sec Floors:	6 - Ceramic Tile	20 %		Total:	31	%		Plumbing:										
Bsmnt Flr:	4 - Carpet			CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ:	95.00	COMPARABLE SALES				Heating:								
Bsmnt Gar:				Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price				General:				
Electric:	3 - Typical			Const Adj.:	1.43450999													
Insulation:	3 - Typical			Adj \$ / SQ:	183.976													
Int vs Ext:	S			Other Features:	90500													
Heat Fuel:	1 - Oil			Grade Factor:	1.00													
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000													
# Heat Sys:	1			NBHD Mod:														
% Heated:	100			LUC Factor:	1.00													
Solar HW:	NO	Central Vac: NO		Adj Total:	408432													
% Com Wall:		% Sprinkled:		Depreciation:	126614													
				Deprecated Total:	281818													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				
PARCEL ID 069.0-0005-0005.0																		
SKETCH																		
SUB AREA																		
SUB AREA DETAIL																		
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
BMT	Basement	1,064	104.870	111,578	BMT	100	GFB	75	G									
FFL	First Floor	1,064	183.980	195,750														
WDK	Deck	952	10.110	9,628														
STG	Storage	80	12.190	975														
Net Sketched Area: 3,160				Total: 317,931														
Size Ad	1064	Gross Are	3160	FinArea	1862													
IMAGE																		
AssessPro Patriot Properties, Inc																		